

MINUTES
FRUIT HEIGHTS CITY
PLANNING COMMISSION MEETING
910 South Mountain Road
March 24, 2015

REGULAR MEETING

PLANNING COMMISSIONERS PRESENT: Commissioners Paul Wood, Sam Brady, Kristi Bybee, Curtis Tanner, and Chairman Susan Hunt and City Council Member Craig Hill.

STAFF PRESENT: City Manager Brandon Green, City Engineer Brandon Jones, City Planner Jeff Oyler, City Attorney Representative and Recording Secretary Kelli Rollins.

VISITORS: Blaine Spendlove, Edward Spendlove, Tim Thompson

REGULAR MEETING

The Planning Commission meeting was called to order by Chairman Susan Hunt at 7:10pm. The Pledge of Allegiance given and City Engineer Brandon Jones gave a prayer for the opening ceremony.

1. APPROVAL OF MINUTES FROM PREVIOUS MEETING:

Chairman Susan Hunt tabled the approval of the minutes until the next meeting.

2. ITEMS FROM THE PUBLIC:

There were no items from the public presented.

3. PUBLIC HEARING:

Commissioner Kristi Bybee made a motion to open a Public Hearing to receive public comments regarding the Sensitive Lands Evaluation & Development Standards (SLEDs). Commissioner Sam Brady seconded the motion and the motion passed unanimously.

City Planner Jeff Oyler addressed the Planning Commission regarding the numerous hours of work from many people that have gone into putting together this ordinance. He mentioned that although it was a really good ordinance it would be a work in progress as it is tested. There will be changes made as problems occur. This ordinance is far superior to what the City has had in the past and the City Staff feels good about what this ordinance does.

The Commissioners mentioned how helpful and comprehensive the work session was and appreciated all the preparation that went into that meeting. They appreciated how some future problems will be able to be mitigated or solved by a value driven process. They inquired that when the City passes this ordinance how will it then affect developers.

City Planner Jeff Oyler explained that when a developer wants to develop a property the City will be able to look at the maps and see if it falls in any of the hazard area. The developer will sit down with the Development Review Committee (DRC) including the geologist and determine what studies will need to

be done by the developer. We will have better and safer subdivisions and will be able to determine if there are some areas where we should not develop at all. We will like to determine what the hazards are right from the very beginning. The Planning Commission discussed excavating and what effects that could have downstream and make sure that projects do not adversely affect areas below them.

Chairman Hunt inquired if there were any comments or questions from the Public. Mr. Spendlove asked if the Development Review Committee was in place and who was on the committee. City Manager Brandon Green answered that the City Manager, City Engineer and City Planner were the core of the committee with the City Attorney, geologists, fire department and public utilities representative and others as needed. These meetings would be held as needed during the work day. This will be scheduled so that the DRC is prepared. They should not feel pressured to meet spur of the moment before all the information they need is available. Mr. Spendlove verified that there would be a list of everything needed from the developer at those meetings.

There were no other questions or comments from the Public.

Commissioner Curtis Tanner made a motion to close the Public Hearing. Commissioner Kristi Bybee seconded the motion and the motion passed unanimously.

4. NEW BUSINESS

5. OLD BUSINESS 00:21:35

a. Review/Approve/Deny Sensitive Lands Evaluation & Development Standards (SLEDS)

Chairman Hunt inquired if there were any comments or questions from the Planning Commission. Commissioner Curtis Tanner asked about the process for updating the maps. City Attorney representative Brad Christopherson outlined the process. The maps will probably not see huge changes but if a study on a small area and there is a new feature found it will be added to the NGIS as a pinpoint. There will not be a need for a public hearing or any kind of review. There will be little changes that will be found and those studies will be pinpointed and attached so other developers can use those studies also. Mr. Tim Thompson from Geo-Strata pointed out that if there were a major discovery like a new fault line then there would probably need to be an entirely new map but normal minor changes would not justify a new map.

Commissioner Sam Brady requested that the ordinance reference only the latest version of International Building Codes because at this time the ordinance lists a few different IBC references. City Attorney Brad Christopherson will make sure that is the case. Commissioner Sam Brady inquired as to the large capacity building and if that needed to be included since Fruit Heights will most likely never have a large capacity building. It was determined by the City Staff that although it was not likely it wouldn't hurt to leave it in the ordinance. Commissioner Sam Brady complimented the City Staff, Mr. Tim Thompson and the City Attorney for working through this very involved process and appreciates are of the efforts put forth. This is a better ordinance and will assist in looking out for future and current residents of the City of Fruit Heights. It was determined that the Planning Commission would be recommending this ordinance to the City Council and all maps and Appendices would be included in that ordinance.

March 24, 2015

Commissioner Sam Brady made a motion to approve the Sensitive Land Evaluations and Development Standards (SLEDs) ordinance with the mentioned changes and recommends it be recommended to the City Council. Commissioner Curtis Tanner seconded the motion and it was approved unanimously by the Fruit Heights Planning Commission.

Commissioner Curtis Tanner thanked everyone for their hard work. Chairman Susan Hunt echoed the thanks for the many hours of work and the quality of the ordinance and mentioned that the Planning Commission was grateful for the safety this ordinance would add to the city as these sensitive areas are developed.

6. REPORTS: 00:36.42

A. City Planner- Jeff Oyler

City Manager Brandon Green that the Planning Commission would soon be asked to look at a Noise ordinance, Mobile home ordinance and the Quail Corner Plat. City Planner Jeff Oyler mentioned that the state did not make any progress on the good landlord ordinance so the city would be bringing that ordinance back to the Planning Commission. It was suggested that the City Attorney attend that meeting.

B. City Council Rep- Craig Hill

Council Member Craig Hill thanked the Planning Commission and City Staff for extra meetings, time spent studying the maps and reading the ordinance and doing so in a timely manner that will make it possible to lift the six month moratorium on time.

ADJOURNMENT: 00:40:02

Commissioner Sam Brady made a motion to adjourn and it was seconded by Commissioner Kristi Bybee and was agreed upon unanimously and was adjourned at 7:50.

I HEREBY CERTIFY that the foregoing is a true, accurate and complete record of the Fruit Heights City Planning Commission meeting held April 28, 2015.

Not approved until signed



Kelli Rollins
Recording Secretary

Date Approved by the Planning Commission:

April 28, 2015